

Prepared By and Return To:  
Manuel L. Crespo, Esq.  
Greenspoon Marder, LLP  
600 Brickell Avenue  
Suite 3600  
Miami, FL 33131  
Matter No. 60649.0001

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**SPECIFIC DURABLE POWER OF ATTORNEY**  
**FOR EXECUTION OF DOCUMENTS AFFECTING TITLE TO REAL PROPERTY**

By this Power of Attorney I, Steven Fruman, as Manager of **SEAFRONT PROPERTIES LLC**, a Florida limited liability company ("**Principal**") hereby appoint Igor Fruman ("**Attorney in Fact**") as my true and lawful Attorney in Fact and in my name, place and stead to execute all deeds, closing statements, affidavits, agreements, and other instruments necessary, including but not limited to, closing affidavits, termination of notice of commencement, non-identity affidavit(s), acknowledgements, closing and/or settlement statements, or other documents convenient and/or necessary for the purpose of sale of the following described real property and any appurtenances thereto:

**Unit 1508 of Residences at One Bal Harbour Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 26014, Page 98, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**AKA: 10295 Collins Avenue, Bal Harbour, FL 33154 (the "**Property**").**

I give and grant unto my Attorney in Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do it personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Attorney in Fact, shall lawfully do or cause to be done by virtue hereof. (Herein, the singular shall mean the singular, as context requires).

This grant of power shall also serve as notice to all those parties that the undersigned elected to delegate his powers as Manager as set forth in this power to Igor Fruman .

This Power of Attorney shall be used solely for the purposes specified herein. This durable Power of Attorney shall not be affected by the subsequent incapacity of Principal except as provided in Section 709.08, Florida Statutes.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, I have signed and sealed these presents on this 13<sup>th</sup>, August, 2019.

Witnesses:

SEAFRONT PROPERTIES LLC, a Florida limited liability company

Print Name: MITCHELL SHPELFOGEL

By:

Name: Steven Fruman

Title: Manager

Print Name: Tatyana Tabachuk

State of New York )

County of KINGS ) SS: )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of AUGUST, 2019 by Steven Fruman, as Manager **SEAFRONT PROPERTIES LLC**, a Florida limited liability company, on behalf of the limited liability company, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Elena Rodriguez, Notary Public  
State of New York  
No. 01RO6222778  
Qualified in Kings County  
Commission Expires 06/01/2022

E. Rodriguez

Notary Public

Printed Name: ELENA RODRIGUEZ

My Commission Expires: 06/01/2022